



## NOTICE OF PUBLIC HEARING

*Date mailed: July 6, 2011*

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires a public hearing by the Milwaukie Planning Commission and notice to all property owners within 300 feet. The proposal and information on how to respond to this notice are described below.

**The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 pm on Tuesday, July 26, 2011, at Milwaukie City Hall, 10722 SE Main Street.**

<b>File Number(s):</b>	CSU-11-05
<b>Location:</b>	5555 SE King Rd 1S2E30DC02700 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	<p>Conversion of space in an existing senior and retirement home to create a memory care facility and assisted living facility. Some existing landscaped area and parking area would be converted to an outdoor courtyard. The proposal would not increase the size of the existing building. The amount of parking on site would decrease from 59 to 48 spaces.</p> <p>There are no overlay zones or designations that apply to this site. The City has not required any traffic or other technical studies to evaluate the impacts of the proposal.</p>
<b>Applicant/Primary Contact Person:</b>	Lee Winn; Winn Architecture LLC; 503-803-6996, lee.r.winn@gmail.com
<b>Owner(s):</b>	BDC/Milwaukie LLC; 1331 NW Lovejoy, Suite #775; Portland, OR 97209
<b>Staff contact:</b>	Ryan Marquardt, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7658 <a href="mailto:marquardtr@ci.milwaukie.or.us">marquardtr@ci.milwaukie.or.us</a>
<b>Neighborhood District Association(s):</b>	Lewelling NDA, contact Margaret/Pepi Anderson at 503-387-399
<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• MMC 19.904.9, Community Service Use, Specific Standards for Institutions</li><li>• MMC 19.302, Residential zone R-7</li><li>• MMC 19.600, Off-Street Parking and Loading</li><li>• MMC 19.1006, Type III Review</li></ul> <p>Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a>.</p>

**To learn more about a proposal:** Call the staff contact assigned to the proposal. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, July 20**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21st St (call 503-786-7580 for current hours)
- City Hall, 10722 SE Main St (open weekdays 8:00 a.m. to 5:00 p.m.)
- City website, <http://www.ci.milwaukie.or.us/meetings>

Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

**To comment on a proposal:** You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

The Neighborhood District Association, listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

**To appeal a decision:** Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and make a verbal comment. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

*The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:**

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.